

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SUP-24482 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CRAIG MCCALL - OWNERS: WILLIAM A. WALDMAN, ET AL - Request for a Special Use Permit FOR A PROPOSED PAWN SHOP AND A WAIVER TO ALLOW A DISTANCE SEPARATION OF 544 FEET FROM ANOTHER FINANCIAL INSTITUTION, SPECIFIED USE WHERE 1,000 FEET IS THE MINIMUM SEPARATION REQUIRED at 212 South Las Vegas Boulevard (APN 139-34-610-024), C-2 (General Commercial) Zone, Ward 3 (Reese)

IF APPROVED, C.C.: 11/21/07

IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/support postcards
7. Submitted after final agenda – Support postcard

Motion made by GLENN TROWBRIDGE to Approve subject to conditions and adding the following condition as read for the record:

A. The right to operate a pawnshop at 119 Fourth Street location shall be expunged upon the Certificate of Completion being issued to operate SUP-24482 at 212 South Las Vegas Boulevard.

Passed For: 3; Against: 2; Abstain: 0; Did Not Vote: 0; Excused: 2

GLENN TROWBRIDGE, DAVID STEINMAN, RICHARD TRUESDELL; (Against-STEVEN EVANS, SAM DUNNAM); (Abstain-None); (Did Not Vote-None); (Excused-LEO DAVENPORT, BYRON GOYNES)

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Minutes:

COMMISSIONER TRUESDELL declared the Public Hearing open.

ANDY REED, Planning and Development Department, stated there was no justification for a waiver of the separation standards and recommended denial.

MARION PERRY, 300 South 4th Street, appeared on behalf of the applicant and explained the proposal was to relocate an existing pawn shop and renovate the new site. She noted COUNCILMAN REESE had expressed a preference for one of the proposed designs. She emphasized the new location would provide parking and as it was a relocation of an existing business, it would not increase the number of pawn shops in the area. MS. PERRY also stated the applicant's willingness to incorporate any sign elements requested by the staff and Commissioners.

TODD FARLOW, 240 North 19th Street, expressed his support since COUNCILMAN REESE supported the project.

VINCENT JAMES WALTER WALLEY IV appeared before the Commissioners and noted it had been a year since his last appearance.

COMMISSIONER TROWBRIDGE expressed his support since this project would improve a building in need of attention and there would be no net gain of similar businesses in the area.

COMMISSIONER EVANS acknowledged the good reputation the applicant enjoys in the community, but expressed concern that any future owner might not share his values and ethics since a Special Use Permit is attached to the property and not the owner. He conceded that the subject building does need attention, but expressed concern that the only viable businesses in the area appeared to be payday loans and massage parlors. COMMISSIONER EVANS stated he could not support the request as the proposal does not reinforce the viability of the Downtown area, is incompatible with the Redevelopment Area and creates a saturation issue.

COMMISSIONER TRUESDELL accepted the applicant's arguments supporting the application, but pointed out that approval of this application would not positively impact redevelopment in the downtown area.

MS. PARRY emphasized that the applicant's commitment to closing the other location and willingness to work with in the downtown area and meet all City requirements.

CRAIG McCALL, 3010 Valley View Boulevard, thanked the Commissioners for their comments and explained he was working to change the perception of a pawnshop. He emphasized his dedication to the downtown area and reiterated his willingness to work with the City.

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COMMISSIONER TROWBRIDGE observed that the pawn shop industry markets itself in a very negative fashion, noting that a jewelry store would be very welcome in the downtown area. MR. McCALL added that the majority of his sales come from retail jewelry.

During the crafting of the motion, MARGO WHEELER, Director of the Planning and Development Department, and ASSISTANT CITY ATTORNEY BRYAN SCOTT assisted COMMISSIONER TROWBRIDGE in adding the condition which would ensure that the previous pawn shop location would close when the proposed location opened.

COMMISSIONER TRUESDELL declared the Public Hearing closed.

